



Lease Rate:
\$24.00 psf nnn

The Shoppes At Eastview 425 Talcottville Road Vernon, CT 06066

Retail spaces for lease in the plaza

425 Talcottville Road is a ±40,990 sf shopping center with a prime location on route 83 in Vernon. The plaza is anchored by Planet Fitness. Other tenants include Great Harvest Bread Co., Your CBD Store, and Spa Express.

The property has excellent visibility and is located at a signalized intersection. It is within close proximity to many local amenities including shopping and restaurants and is ADA compliant.

Features

- Space available for lease:
 - ±1,768 SF Space
 - ±1,778 SF Space
 - ±2,057 SF Space
 - ±2,189 SF Space
- Traffic Count – 26,353 vehicles per day
- At signalized intersection
- Parking – 200 spaces; 5.31/1,000
- Lot size – 3.96 acres

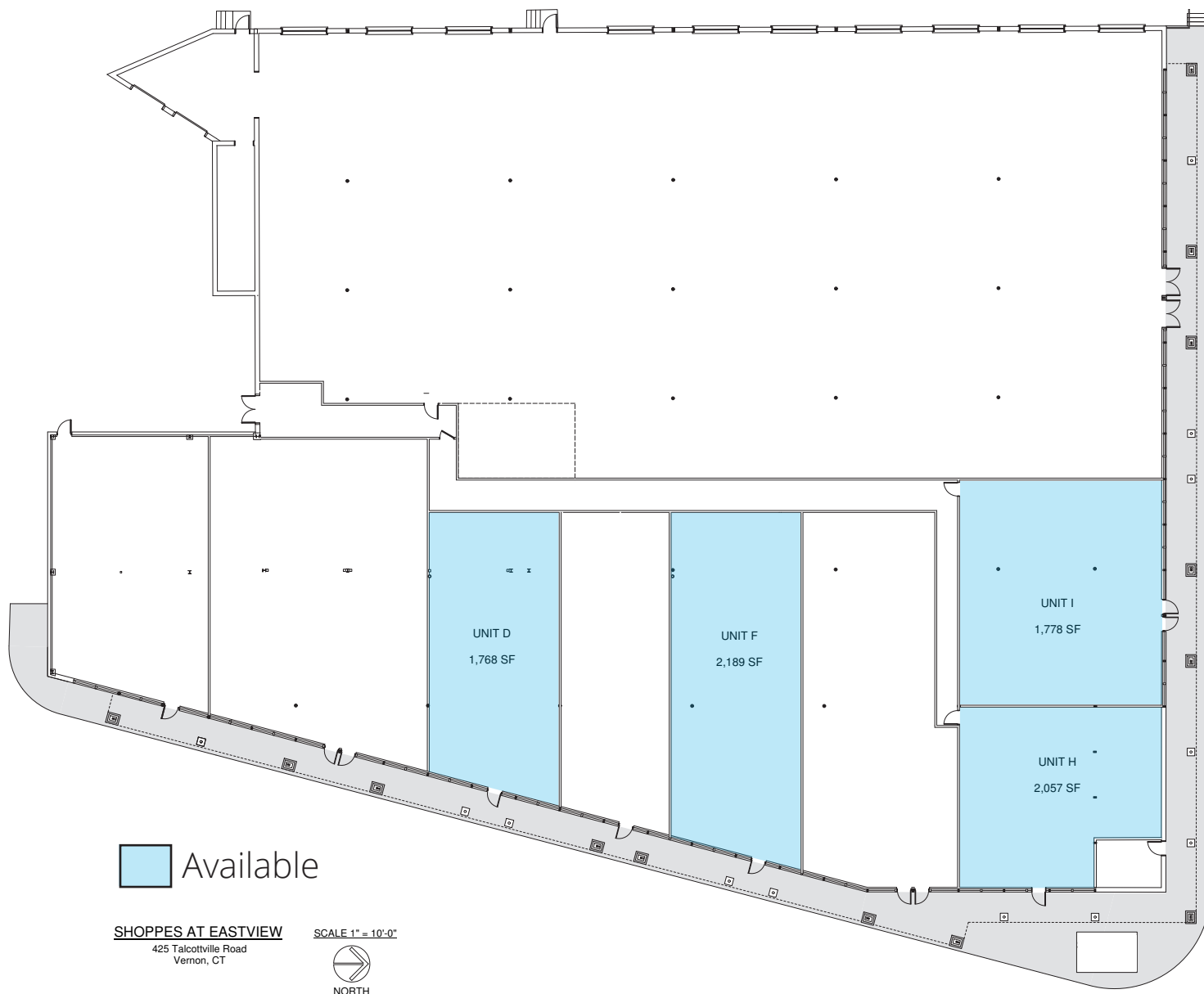
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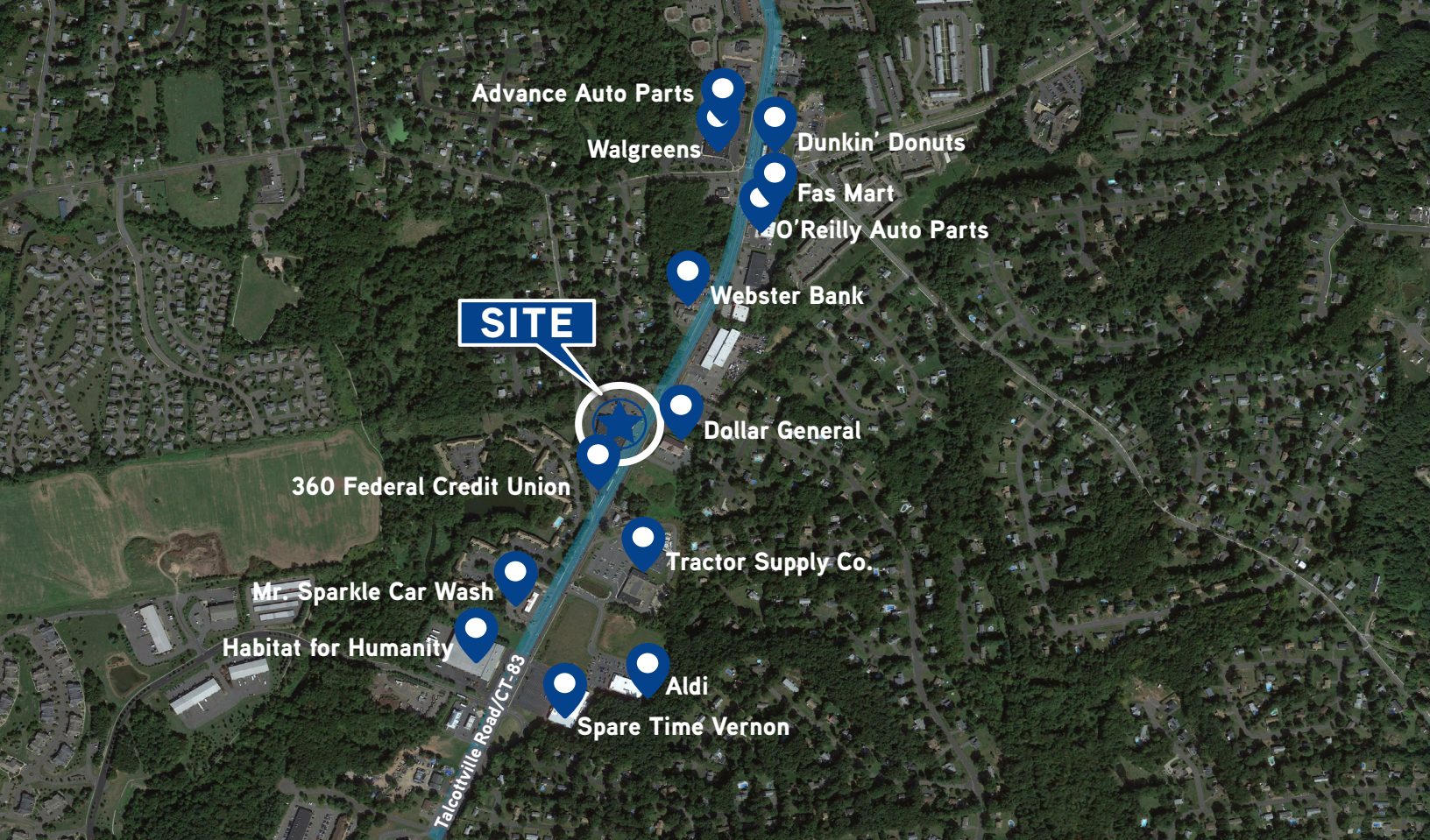


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Specifications

Address	425 Talcottville Road, Vernon, CT 06066	
Space Available	$\pm 1,768$ SF $\pm 1,778$ SF $\pm 2,057$ SF $\pm 2,189$ SF	
Site Area	± 3.96 acres	
Location	Property is located on the highly traveled CT-83 N/Talcottville Road.	
Traffic Counts	Talcottville Rd & Merline Rd	14,202 vpd
	Talcottville Rd & Regan Rd N	26,353 vpd
Zoning	Commercial	
Lease Rate	\$24.00 psf nnn	

Demographics



Current Population (2024)

1 Mile: 7,298
 3 Miles: 46,315
 5 Miles: 92,940



Households (2024)

1 Mile: 3,423
 3 Miles: 20,098
 5 Miles: 39,331



Average Household Income (2024)

1 Mile: \$100,168
 3 Miles: \$105,320
 5 Miles: \$108,760



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